

RESOLUTION NO. PTC 2023-17

A RESOLUTION OF THE PLANNING AND TRANSPORTATION COMMISSION OF THE CITY OF SAN CARLOS RECOMMENDING CITY COUNCIL AMENDMENT OF SAN CARLOS MUNICIPAL CODE SECTION 18.23.210, ACCESSORY DWELLING UNITS/JUNIOR ACCESSORY DWELLING UNITS; AND SECTIONS 18.03 (RULES OF MEASUREMENT), 18.12 (HILLSIDE OVERLAY DISTRICTS), 18.29 (DESIGN REVIEW), AND 18.40 (USE CLASSIFICATIONS).

WHEREAS, the City of San Carlos is proposing amendments to Section 18.23.210, Accessory Dwelling Units/Junior Accessory Dwelling Units of the San Carlos Municipal Code and corresponding Sections 18.03, 18.12, 18.29, and 18.40; and

WHEREAS, the proposed Ordinance would ensure that the San Carlos Municipal Code conforms with State laws of California pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) with the intent to facilitate the development of ADUs and JADUs in the City of San Carlos; and

WHEREAS, the proposed amendments to the San Carlos Municipal Code are within the scope of the activities and impacts identified in San Carlos 2030 General Plan Program Environmental Impact Report (EIR) and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168; and

WHEREAS, on May 15, 2023, there was Study Session with the Planning and Transportation Commission to review and gather input on the proposed ADU Ordinance Amendments; and

WHEREAS, a Notice of Public Hearing was duly posted and published on August 22, 2023 for consideration at the Planning Commission hearing on September 5, 2023, and, on said date, the Public Hearing was opened, held, and closed.

NOW, THEREFORE BE IT FOUND, DETERMINED, AND RESOLVED by the Planning and Transportation Commission of the City of San Carlos that:

1) Findings:

1. The ordinance amendment is consistent with the General Plan.

Basis for finding: The 2030 General Plan Housing Element includes Goal HOU-3, which states "Assist in the Development of New Housing that is Affordable at All Income Levels," and Action HOU-3.3, which states "Facilitate the Legalization and Construction of Accessory Dwelling Units (ADUs)" and JADUs. The Housing Element sets a timeframe to accomplish Action HOU-3.3; the timeframe calls for the ADU Ordinance to be updated by June 2023 to be consistent with State laws modifying ADU requirements. One of the primary goals of these proposed amendments is to ensure that San Carlos's development

standards pertaining to ADUs and JADUs are consistent with State law, which is intended to expand housing opportunities by reducing barriers, better streamline approval and expand capacity to accommodate the development of ADUs and JADUs.

2. The ordinance amendment is consistent with the purpose of this Ordinance to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.

Basis for finding: The proposed amendments are consistent with the goals, policies, and actions of the 2030 General Plan and as such promote the location, design, and placement of accessory dwelling units and junior accessory dwelling units in an orderly manner while continuing to protect the public health, safety, peace, comfort and general welfare.

2) Adoption:

A. The Planning and Transportation Commission recommends that the City Council adopt the Ordinance amendments as set forth in Exhibit A and Exhibit B.

Passed and adopted as Resolution of the Planning and Transportation Commission of the City of San Carlos at a regular meeting thereof on the 5th day of September 2023, by the following vote:

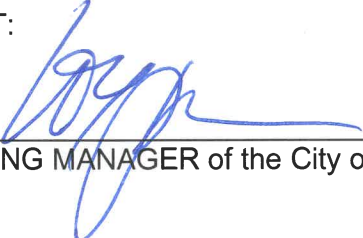
AYES, PLANNING COMMISSIONERS: Castaneda, Roof, Garvey

NOES, PLANNING COMMISSIONERS: None

ABSENT, PLANNING COMMISSIONERS: Clements, Iacoponi



CHAIR of the Planning Commission of the City of San Carlos

ATTEST: 

PLANNING MANAGER of the City of San Carlos